003.A	0004	0023.2	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	673,800	/	673,800
USE VALUE:	673,800	/	673,800
ASSESSED:	673,800	/	673,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		VARNUM ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1:	ANASTASIO ROBERT & CATHERINE
Owner 2:	
Owner 3:	
Street 1:	23 VARNUM ST UNIT 2
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HOMER NILS -
Owner 2:	THEISEN-HOMER VICTORIA -
Street 1:	4111 E HAZELWOOD ST
Twn/City:	PHOENIX
St/Prov:	AZ Cntry:
Postal:	85108

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1912, having primarily Wood Shingle Exterior and 1291 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	670,300	3,500		673,800
Total Card	0.000	670,300	3,500		673,800
Total Parcel	0.000	670,300	3,500		673,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 521.92 /Parcel: 521.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 271080
GIS Ref:
GIS Ref:
Insp Date: 11/15/14

PREVIOUS ASSESSMENT

Parcel ID: 003.A-0004-0023.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	670,300	3500	.		673,800		Year end	12/23/2021
2021	102	FV	650,700	3500	.		654,200		Year End Roll	12/10/2020
2020	102	FV	640,900	3500	.		644,400	644,400	Year End Roll	12/18/2019
2019	102	FV	507,100	3500	.		510,600	510,600	Year End Roll	1/3/2019
2018	102	FV	447,700	3500	.		451,200	451,200	Year End Roll	12/20/2017
2017	102	FV	407,500	3500	.		411,000	411,000	Year End Roll	1/3/2017
2016	102	FV	407,500	3500	.		411,000	411,000	Year End	1/4/2016
2015	102	FV	376,100	3500	.		379,600	379,600	Year End Roll	12/11/2014

!15145!

PRINT

Date	Time
12/30/21	20:15:08

LAST REV

Date	Time
12/11/19	10:45:09
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15145

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOMER NILS,	150-93	2	8/3/2018		700,000	No	No		
ROSEMAN JESSICA	116-131		8/9/2011		375,500	No	No		
CLIFFORD BRUCE	88-127		6/15/2005		429,000	No	No		

USER DEFINED

Prior Id # 1:	3043
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/19/2019	907	Insulate	3,300	C				
5/17/2006	387	Manual	1,200					INSTALL DECKING ON

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
11/15/2014	Measured	BR	B Rossignol
11/9/2011	MLS	EMK	Ellen K
3/1/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7708																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:	Spl Credit	Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	35.000000000
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.99712771
Adj $ / SQ:	410.567
Other Features:	64000
Grade Factor:	1.10
NBHD Inf:	1.14999998
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	751464
Depreciation:	81158
Depreciated Total:	670306

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	519.37
Special Features:	0	Val/Su Net:	519.21
Final Total:	670300	Val/Su SzAd	519.21

SKETCH

UnSketched SubAreas:
GLA: 1291,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,291	410.570	530,042

Net Sketched Area:	1,291	Total:	530,042

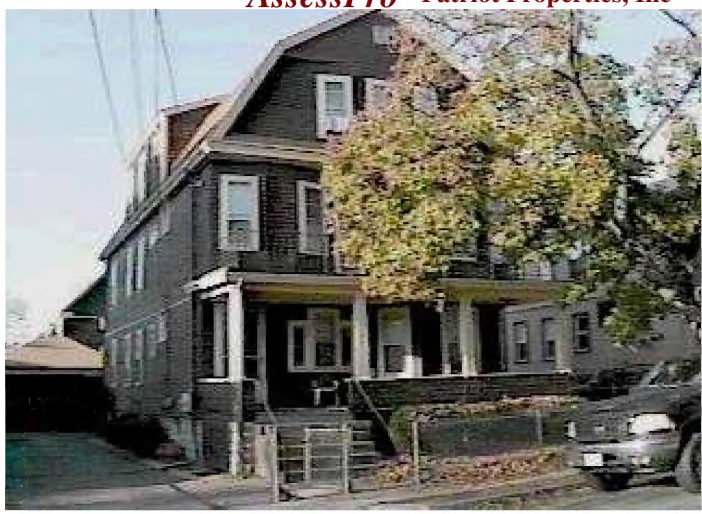
Size Ad	1291	Gross Area	1291	FinArea	1291

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 003.A-0004-0023.2

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X10	G	GD	1912	50.00	T	30	102			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500